

031.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

852,000 / 852,000

USE VALUE:

852,000 / 852,000

ASSESSED:

852,000 / 852,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20-22		WYMAN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VALERI ROBERT E--TRS--ETAL	
Owner 2: VALERI LORETTA	
Owner 3:	
Street 1: PO BOX 532	
Street 2:	
Twn/City: WOBURN	
St/Prov: MA	Cntry:
Postal: 01801	Own Occ: N
	Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,408 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1954, having primarily Aluminum Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6408		Sq. Ft.	Site		0	80.	0.96	1									489,792						489,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										21345
										GIS Ref
										GIS Ref
										Insp Date
										10/07/17

!2559!

USER DEFINED

Prior Id # 1:	21345
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:57:01
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
031.0-0001-0009.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	362,200	0	6,408.	489,800	852,000	852,000
2019	104	FV	327,400	0	6,408.	520,400	847,800	847,800
2018	104	FV	327,400	0	6,408.	379,600	707,000	707,000
2017	104	FV	306,400	0	6,408.	330,600	637,000	637,000
2016	104	FV	306,400	0	6,408.	281,600	588,000	588,000
2015	104	FV	254,000	0	6,408.	275,500	529,500	529,500
2014	104	FV	254,000	0	6,408.	226,500	480,500	480,500
2013	104	FV	264,500	0	6,408.	215,500	480,000	480,000

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
	9539-534		1/1/1901	Family			No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2020		Mail Update						JO Jenny O
10/7/2017		MEAS&NOTICE						HS Hanne S
5/14/2009		Measured						189 PATRIOT
2/25/2000		Measured						264 PATRIOT
11/1/1981								CM

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	Mail Update	JO	Jenny O
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/14/2009	Measured	189	PATRIOT
2/25/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 14 - Multi-TnHs				Full Bath: 2	Rating: Average																					
Sty Ht: 2 - 2 Story				A Bath:	Rating:																					
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																					
Foundation: 1 - Concrete				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath:	Rating:																					
Prime Wall: 3 - Aluminum				A HBth:	Rating:																					
Sec Wall: 8 - Brick Veneer	10%			OthrFix:	Rating:																					
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																		
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2																
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Frl:	Rating:			Other																		
GENERAL INFORMATION				WSFlue:	Rating:			Upper																		
Grade: C - Average								Lvl 2																		
Year Blt: 1954	Eff Yr Blt:							Lvl 1																		
Alt LUC:	Alt %:							Lower																		
Jurisdict:	Fact: .							Totals	RMs: 10	BRs: 4	Baths: 2	HB														
Const Mod:																										
Lump Sum Adj:																										
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall: 1 - Drywall				Total Units:				Interior:		2	5	2														
Sec Int Wall:		%		Floor:				Additions:																		
Partition: T - Typical				% Own:				Kitchen:																		
Prim Floors: 3 - Hardwood				Name:				Baths:																		
Sec Floors:		%						Plumbing:																		
Bsmnt Flr: 12 - Concrete								Electric:																		
Subfloor:								Heating:																		
Bsmnt Gar:								General:																		
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 1 - Oil																										
Heat Type: 3 - Forced H/W																										
# Heat Sys: 2																										
% Heated: 100		% AC:																								
Solar HW: NO		Central Vac:	NO																							
% Com Wall		% Sprinkled:																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.0-0001-0009.0												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:													Total Special Features:					Total:							